

Ref: P7320

MAIN STREET, CAMOLIN, CO. WEXFORD Y21 V9H3



BER E2

QUINN PROPERTY

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A Delightful Detached Three Bedroom Townhouse For Sale By Private Treaty



LOCATION:

The property enjoys an excellent location on Camolin's main street. Camolin is a well located, bustling village offering a wide range of amenities to include service stations, shops, primary schools, churches, pubs and the award winning Cois Na hAbhann Garden Home & Lifestyle Centre. There are an array of woodland walks nearby and the village has an active GAA and Soccer Club. Gorey is 12km drive away with a wealth of additional amenities such as restaurants, hotels, primary & secondary schools, shops and leisure activities. The M11 is less than five minutes drive leaving South County Dublin a comfortable hours' drive. Commuter Services such as Wexford Bus and Bus Eireann offer convenient hourly services.



DESCRIPTION:

This property offers a wonderful opportunity to reside in a delightful village setting. The residence is presented in excellent condition throughout. The property briefly comprises of entrance hall, sitting room, one bedroom, kitchen/diner and utility on the ground floor with two bedrooms and a bathroom on the first floor. This residence benefits from a pleasant cobble locked yard to the rear offering new owners al fresco dining over long summer evenings. The rear yard has pedestrian access off the main street. Accommodation comprises as follows:



Entrance Hall:	1.5m x 1.1m	Tiled flooring
Living Room:	4.0m x 3.5m	Laminate flooring, solid fuel stove
Kitchen:	3.7m x 2.2m	Tiled flooring, waist & eye level units, electric oven, hob, extractor fan, dishwasher, tiled splashback, back door
Utility Room:	2.2m x 1.8m	Tiled flooring, washing machine, fridge freezer
Bedroom 1:	4,0m 2.6m	Laminate flooring
Landing:	1.6m x 1.2m	Laminate flooring



First Floor:
Bedroom 2: 4.0m x 2.6m Laminate flooring, hot press
Bedroom 3: 3.5m x 2.7m Laminate flooring
Bathroom: 1.7m x 1.2m Fully tiled, W.C., W.H.B., electric shower



SERVICES AND FEATURES:
Mains Water
Mains Sewage
Oil Fired Central Heating
Extends To: C. 77m²
Built: 1860



BER DETAILS: To Follow
BER: E2
BER No. 105055735
Energy Performance Indicator: 359.7kWh/m²/yr



This is An Ideal Starter / Retirement / Investment Property With All Amenities Close By
Viewing Is Highly Recommended
A.M.V. €200,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

